

K. Angel Pilago  
*Chair*

Dominic Yagong  
*Vice Chair*



Brenda Ford, *Member*  
Stacy K. Higa, *Member*  
Pete Hoffmann, *Member*  
Donald Ikeda, *Member*  
Bob Jacobson, *Member*  
Emily I. Naeole, *Member*  
J Yoshimoto, *Member*

**HAWAI'I COUNTY COUNCIL  
COMMITTEE ON PLANNING  
12<sup>th</sup> Session**

**DATE:** June 19, 2007 (Tuesday)  
**PLACE:** Sheraton Keauhou Bay Resort and Spa  
78-128 Ehukai Street  
Kailua-Kona, Hawai'i  
**TIME:** 2:30 p.m.

**(Note: Please turn cell phones, pagers and other mobile communication devices on silent mode.)**

**CALL TO ORDER**

**STATEMENTS FROM THE PUBLIC ON ITEMS ON THE AGENDA**

**REFERRAL**

Comm. 456: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP),  
(Bill 110) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE 1983  
(2005 EDITION), BY CHANGING THE DISTRICT CLASSIFICATION FROM  
AGRICULTURAL 1-ACRE (A-1a) TO NEIGHBORHOOD COMMERCIAL -  
20,000 SQUARE FEET (CN-20) AT PONAHAWAI, SOUTH HILO, HAWAI'I,  
COVERED BY TAX MAP KEY 2-3-037:011

(Applicants: Justin Pittullo and Nancy Hamada) (Area: Approximately 1.022 acres)

From Mayor Harry Kim, dated May 21, 2007, transmitting the above bill and Planning  
Commission's letter and enclosures.

**Recommend passage of Bill 110 on first reading**

**In Favor: Committee Members Higa, Hoffmann, Ikeda, Ford, Jacobson, Naeole,  
Yagong, Yoshimoto and Chair Pilago.**

**Opposed: None.**

**Absent: None.**

Comm. 457: AN ORDINANCE AMENDING SECTION 25-8-33 (CITY OF HILO ZONE MAP),  
(Bill 111) ARTICLE 8, CHAPTER 25 (ZONING CODE) OF THE HAWAI'I COUNTY CODE 1983  
(2005 EDITION) BY CHANGING THE DISTRICT CLASSIFICATION FROM  
AGRICULTURAL 1-ACRE (A-1a) TO MULTIPLE FAMILY RESIDENTIAL -  
4,000 SQUARE FEET (RM-4) AT PONAHAHAWAI, SOUTH HILO, HAWAI'I, COVERED  
BY TAX MAP KEY 2-3-037:017

(Applicant: Guy Miller) (Area: Approximately 1.298 acres)

From Mayor Harry Kim, dated May 21, 2007, transmitting the above bill and Planning  
Commission's letter and enclosures.

**Postponed to July 9, 2007**

**In Favor: Committee Members Higa, Hoffmann, Ikeda, Ford, Jacobson, Naeole,  
Yagong, Yoshimoto and Chair Pilago.**

**Opposed: None.**

**Absent: None.**

Comm. 472: A RESOLUTION REQUESTING THE PLANNING DIRECTOR TO INITIATE AN  
(Res. 235-07) ORDINANCE TO AMEND CHAPTER 25, HAWAI'I COUNTY CODE 1983 (2005  
EDITION, AS AMENDED) RELATING TO ZONING (the bill would permit wind energy  
facilities in the Open zoned district, provided that a use permit is issued for each such use)  
From Council Chair Pete Hoffmann, dated June 1, 2007, transmitting the above resolution.

**Recommend adoption of Res. 235-07**

**In Favor: Committee Members Higa, Hoffmann, Ikeda, Ford, Jacobson, Naeole,  
Yagong, Yoshimoto and Chair Pilago.**

**Opposed: None.**

**Absent: None.**

**UNFINISHED BUSINESS**

Comm. 306: AN ORDINANCE AMENDING ORDINANCE NO. 02-21, WHICH AMENDED  
 (Bill 82) ORDINANCE NO. 98-87, WHICH AMENDED ORDINANCE NO. 90-008, AND WHICH  
 RECLASSIFIED LANDS FROM AGRICULTURAL - 20 ACRE (A-20a) TO  
 AGRICULTURAL - 3 ACRE (A-3a) AT KAHUA 1<sup>ST</sup>, NORTH KOHALA, HAWAI'I,  
 COVERED BY TAX MAP KEY 5-9-007:007 (Requests a five-year extension of time to  
 comply with Condition C of Ordinance No. 02-21, which requires the applicant to secure  
 Final Subdivision Approval within five years from the effective date of the ordinance)  
(Applicant: Elwin F. Hussey) (Area: Approximately 28.832 acres)  
 From Mayor Harry Kim, dated April 3, 2007, transmitting the above bill and Planning  
 Commission's letter and enclosures.

Postponed: April 17, 2007

**(Note: There is a pending motion made by Mr. Yagong and duly seconded by  
 Ms. Naeole to close file on Comm. 306 and recommend passage of Bill 82 on first  
 reading.)**

**Recommend passage of Bill 82 on first reading**

**In Favor: Committee Members Higa, Hoffmann, Ikeda, Jacobson, Naeole,  
 Yagong and Yoshimoto.**

**Opposed: Committee Member Ford and Chair Pilago.**

**Absent: None.**

Comm. 306.1: From Planning Director Chris Yuen, dated June 4, 2007, clarifying his previous statement  
**Close file** regarding affordable housing conditions on time extensions for zoning applications. States  
 the department has applied the condition to all applicable time extensions since Chapter 11,  
 Housing Code, was amended in February 2005. However, the only situation previous to this  
 was Waikoloa Mauka, which had an affordable housing condition applied to the initial  
 zoning application, but they did not have to provide it on their one-acre lots, because it was  
 not required by Chapter 11 at the time. The initial zoning application for the subject  
 property did not have the condition applied as their requested lot size of three acres also was  
 not required to receive the condition. The condition was applied to both developers' time  
 extensions pursuant to the 2005 amendment.

## ADJOURNMENT

The meeting place is accessible for persons with disabilities. Persons who need special accommodations for  
 this meeting should call 961-8245 by **June 14, 2007** Persons using TDDs may call 961-8521.

Copies of this agenda and items listed on the agenda are available at the County Clerk's Office, 333 Kīlauea  
 Avenue, Hilo; the Office of the Mayor, 75-5706 Kuakini Highway, Suite 103, Kailua-Kona; the Kona  
 Councilmembers' Office, Kailua Trade Center, 75-5706 Hanama Place, Suite 109, Kailua-Kona; and at the  
 Waimea Council Members' Office at the Holomua Center, 64-1067 Māmalahoa Highway, Suite 5, Waimea,  
 Hawai'i. For further information, please call 961-8245.

Videoconferencing is available at the following locations:

- Hilo Council Room at the Ben Franklin Building, Second Floor; and
- Waimea Council Office at the Holomua Center.

If for technical or other unanticipated circumstances the video connection cannot be made and/or is disrupted, the scheduled meeting will continue.

Submitting Testimony: Those wishing to testify in person must register with the County Clerk's staff. Those testifying in person and submitting written testimony at the meeting should bring **fifteen (15)** copies of the testimony for distribution. Testimony may also be submitted (1) by mail to the County Clerk's Office in Hilo at 25 Aupuni St., Hilo, Hawai'i, 96720; (2) by facsimile to (808) 961-8912; or (3) by e-mail to [counciltestimony@co.hawaii.hi.us](mailto:counciltestimony@co.hawaii.hi.us). **Please submit separate testimony for each item.** For testimony received via e-mail or fax, copies will be distributed at the meeting when transmitted in a timely manner. All oral and written testimony will be made a part of the public record.

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist {Article 15, §2-91.3(b), Hawai'i County Code}. A lobbyist means "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." {Article 15, §2-91.3(a)(6), Hawai'i County Code}. Registration forms and expenditure report documents are available at the Office of the County Clerk-Council, 333 Kīlauea Avenue, Hilo.

Viewing of Meetings on Government Access Television - Channel 52:

Environmental Management and Finance Committee meetings - Tuesdays, June 26 and July 3, 2007, at 8:30 p.m.; Planning and Public Works & Intergovernmental Relations Committee meetings - Thursdays, June 28 & July 5, 2007, at 8:30 p.m.; and all four Committee meetings - Sunday, July 8, 2007, at 10:30 a.m.